

January 10, 2007

A request for a Regional Storm Water Facility on East Huebner Creek
In the Oakland Estates Subdivision.

Submitted for the 2007 Bond Package

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Representing the Oakland Estates Neighborhood Association

Oakland Estates Subdivision Flooding Concerns

Oakland Estates was platted in 1926, making it one of the first subdivisions in Bexar county. It encompasses approximately 833 acres and is of a very rural nature. The majority of homes are on wells and septic tanks and maintain a very country atmosphere which has changed little over the years. Most lots are over two acres with many land owners having considerably more. It was annexed into San Antonio in 1972 with few City improvements (water and sewer) being offered or even requested, as most inhabitants are here for the rural nature and don't wish sidewalks, street lights, or curbs.

There was a generalized zoning established in the beginning with the promise of "zoning consistent with our use" to be enacted later. We are still negotiating with the City for this to happen and many lots are still zoned inappropriately with their use of wells and septic tanks. City water has only recently been made available on some streets and sewage connections remain far in the future.

Oakland Estates has remained unchanged but San Antonio has grown up around it. Developments to the north have impacted greatly the day to day lives of Oakland Estate residents due to increased flooding and of course, traffic. The flooding issues are what we hope to address with this compilation. And it is our desire to demonstrate through the use of photographs the ever increasing impact that development has had on our neighborhood. The residents of Oakland Estates Subdivision hope that the Planners of San Antonio can use this information to assist them in making appropriate choices for future growth. As it is one of the goals of the Unified Development Code to allow for development that does not negatively impact on the property values of others, it seems that this kind of information would be necessary. The residents of Oakland Estates Subdivision rely on the officials of San Antonio government to uphold the codes and regulations that protect the property and well being of the citizens of San Antonio.

Oakland Estates has two kinds of drainage: creeks and sheet. Huebner Creek is a well known cause of flooding and already has a large detention area constructed which is slated for enlargement. A lesser know creek is East Huebner Creek which impacts a large part of Oakland Estates and is due for increased development in the foreseeable future. It is our hope that this area will receive careful review by development officials.

The sheet drainage is produced from the developments north of Prue Rd. that have little in the way of flood mitigation. There is no storm water system in our neighborhood and all runoff comes straight across into Oakland Estates, cascading across properties, threatening wells and homes. Many residents have established drainage control on their own properties to prevent their homes from being flooded by the ever increasing amount of runoff. Five of the seven interior streets are closed by Public Works during heavy rains, presenting both an inconvenience and a threat.

Examples of both of these kinds of flooding are illustrated in this packet. As President of the Oakland Estates Neighborhood Association I am asking that the Committee of Seven please consider a study of our area to protect the lives and property values affected by this ever increasing public hazard. Thank you for your time and consideration.

Sue Snyder, President, Oakland Estates Subdivision 210-696-7220

A Small Sample of Oakland Estates Residents With Drainage Problems:

Key: **EH-** East Huebner Creek

T- Tributary

S- Sheet drainage

H- Huebner Creek

Luci Villareal 5421 Lockhill Rd.
S Has had to protect swimming pool from flood water runoff.

Jose and Maria Mendoza 5427 Lockhill Rd.
S

Bill and Olga McGlothing 5426 Lockhill Rd.
S Has had flood water threatened house and garage and built a
Concrete retainer wall between their yard and the street.

Bill and Joyce Springer 5595 Lockhill Rd.
S Has had to protect well from runoff.

Marvin and Ruth Heskew 5902 Prue Rd.
S Has seen a great increase in volume of run off in last few years.

Anthony and Janell Salvagno 10753 Oakland Rd.
S Has seen increase in runoff and water has threatened house.

Melody Moran 10501 Whitebonnet
H Creek runs through her yard and she has not been able to keep a fence
across it as she has in years past. This leaves her yard open to hikers
in the creek and makes her feel at risk from intruders.

Nancy Doyle 5415 Verbena Rd.
EH,S Had to have driveway raised and install a culvert so that she would have
all weather access and replace a section of fence.

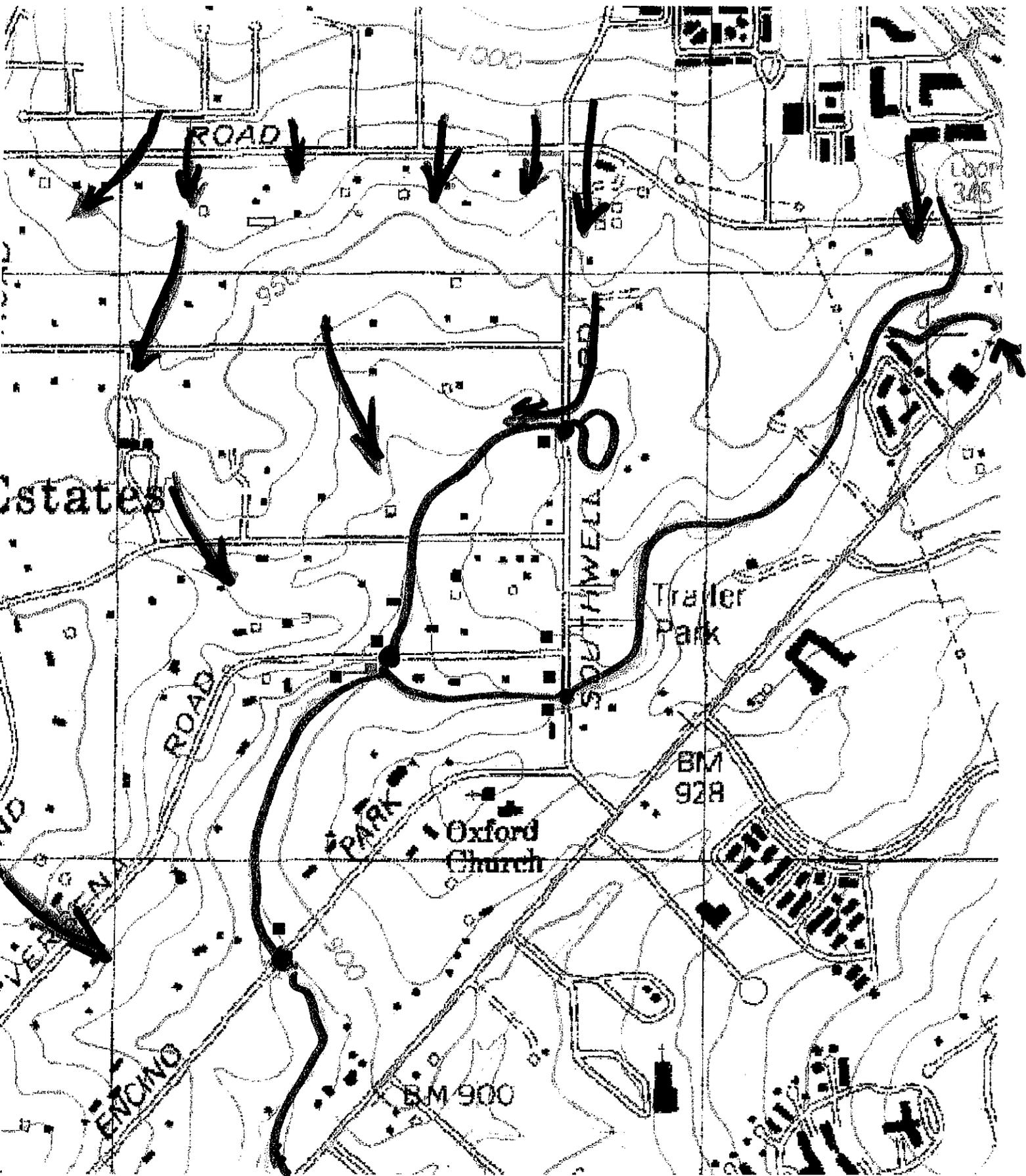
Ross and Sue Snyder 5655 Lockhill Rd.
S Had to build an concrete retainer wall to protect a workshop from flooding.
Volume of runoff has increased in the last few years.

Daniel Scott 5370 Verbena Rd.
EH house

Nancy Doyle 5415 Verbena Rd.
T,EH (Has had to do expensive repairs to her property, driveway needed
culvert to remain passable with "normal" rains.)

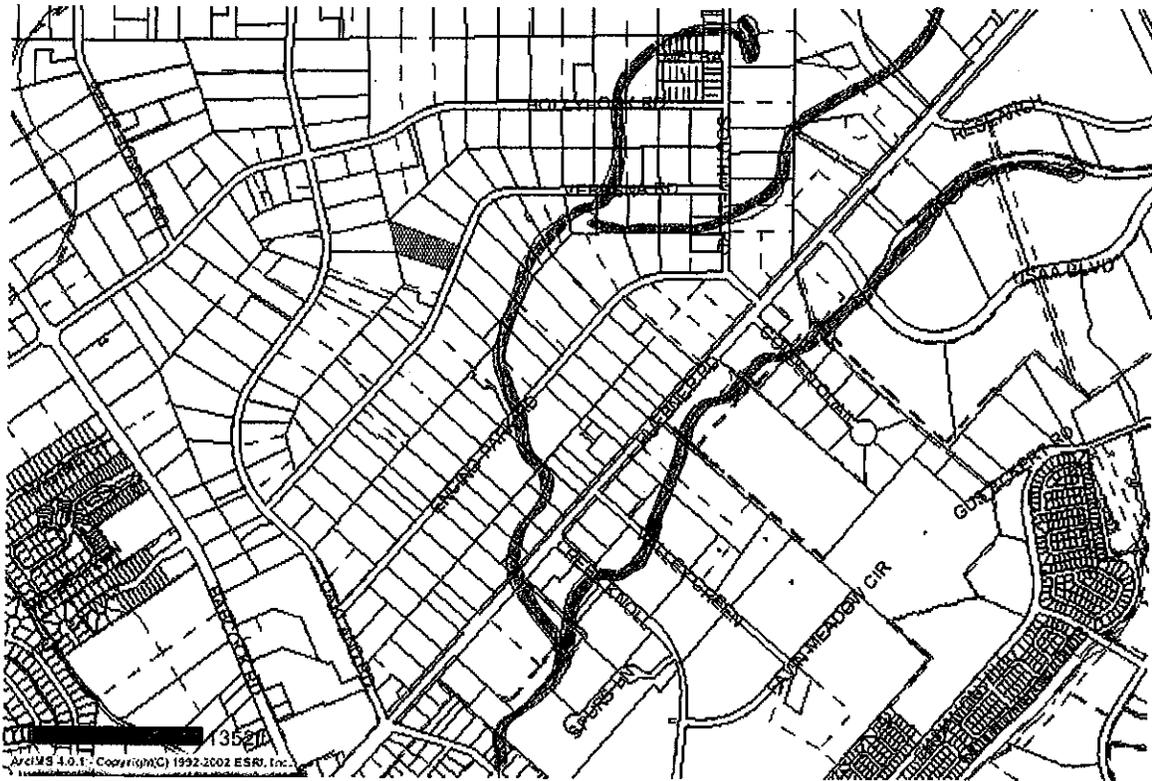
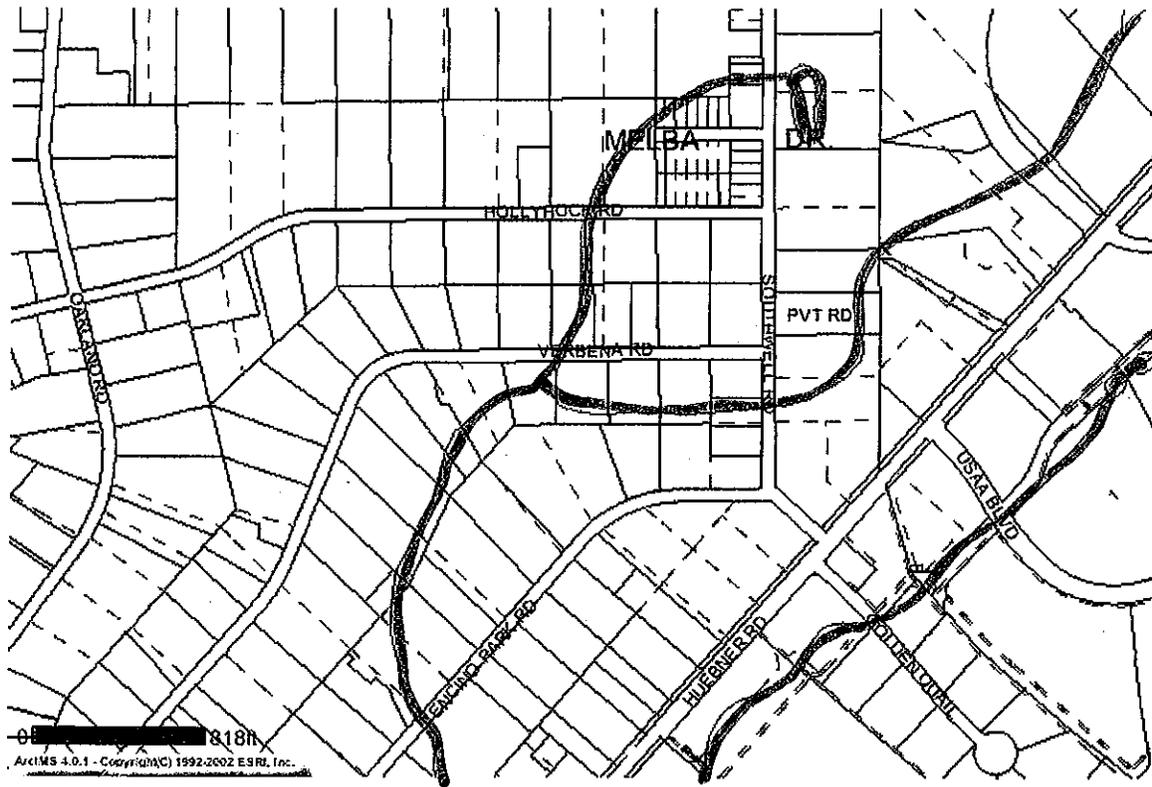
Barney Tearney 5409 Encino Park
EH fencing at back of property

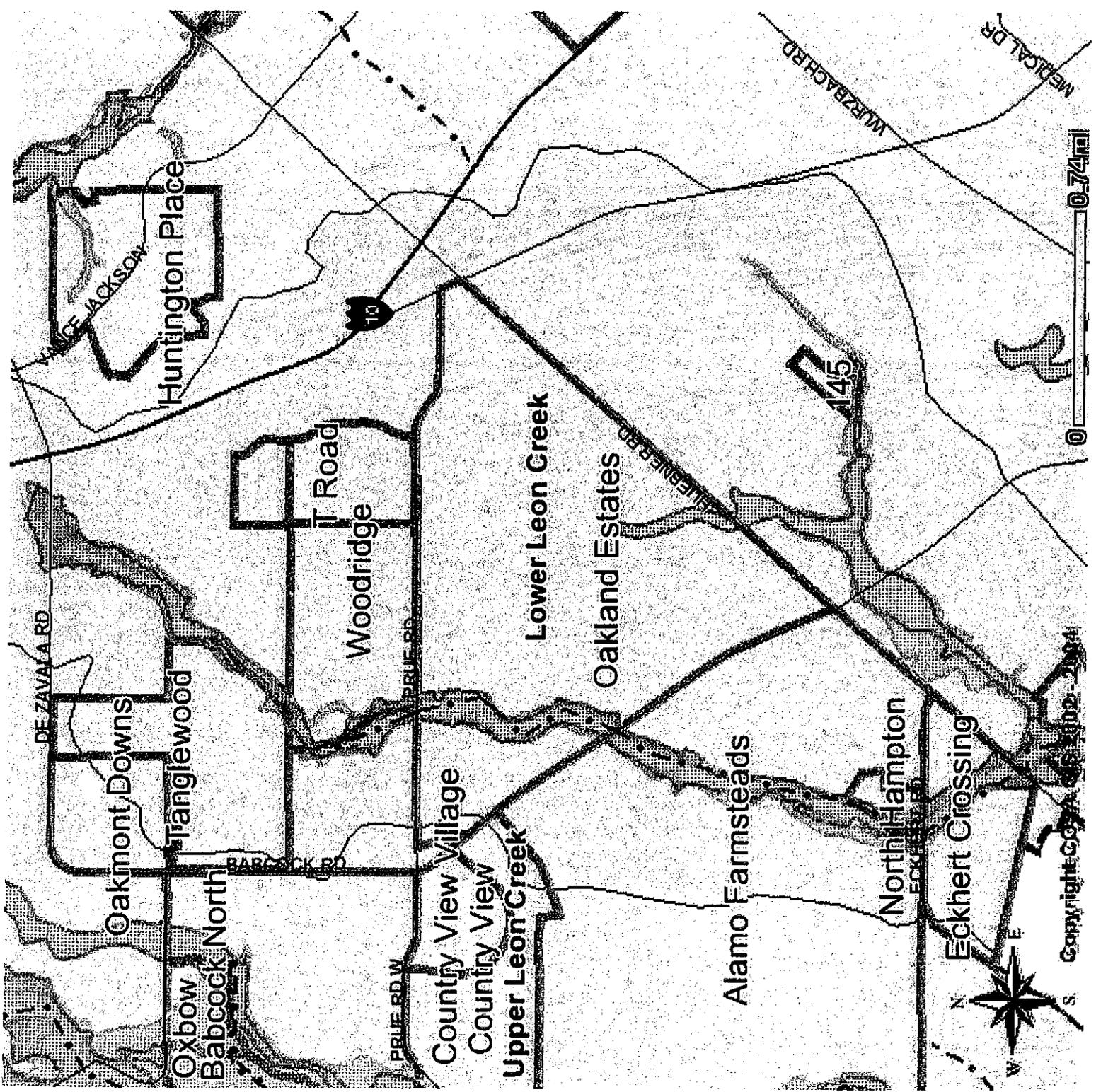
Mike Stewart 9325 Huebner Rd.
EH house (Flood plain increase made his property sell at half price.)
(Currently under new ownership)



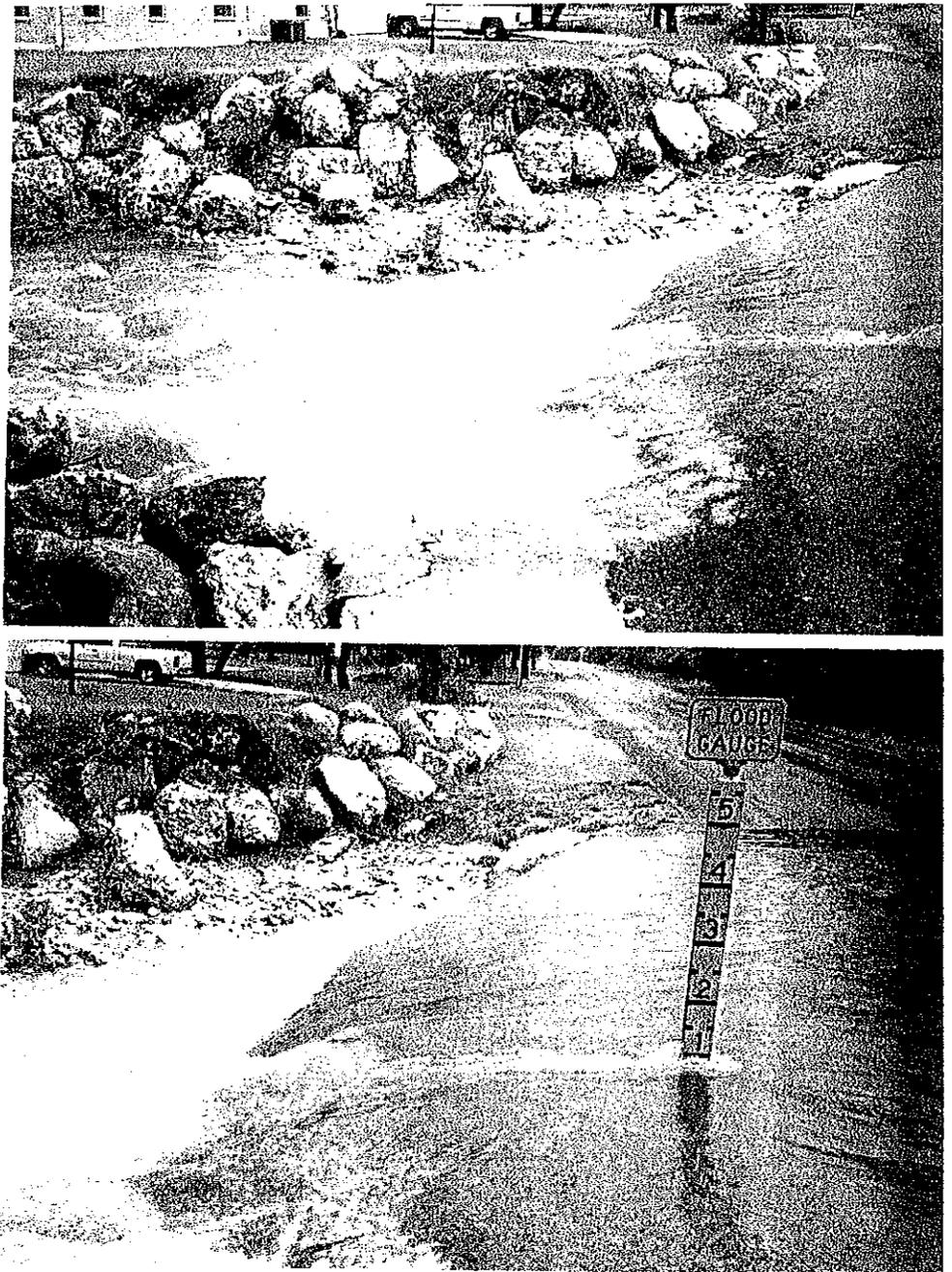
— East Huebner Creek
→ Sheet drainage (run off)

● Low water crossings





Huebner Creek Flood Plane



July 2003
Low water crossing at Southwell Rd.
and Verbena Rd.

Submitted by Ross Snyder